

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR DECEMBER 13, 2006
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** November 8, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk *)**

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

IX. PUBLIC HEARING

- 1. GENERAL PLAN AMENDMENT NO. GP2006-6 AND ZONING ORDINANCE TEXT AMENDMENT NO. ZT2006-6:** A request to amend the Zoning Ordinance to add Section XI-10.23.01 Institutional Zone, Amend the C1 and C2 Zones to allow the Use of a Farmers Market with a Use Permit and to amend the General Plan to be consistent with these zone changes and add section XI-10-2.38-1.5, definition of the term "Farmers Market". Applicant: City of Milpitas. Staff Contact: Cindy Maxwell, (408) 586-3287. *(Recommendation: Approve to City Council)*
- 2. MINOR TENTATIVE PARCEL MAP NO. MI2006-4:** A request to subdivide an existing 283,140 square foot lot into four parcels. The project consists of three buildings, each treated as a separate parcel with the fourth parcel a common area. Thirteen (13) total units within the three buildings will be leased and no subdivision within the buildings is proposed. The property is located at 1221 California Circle, zoned Industrial Park (MP) (APN: 022-38-008). Applicant: Stonewood Dixon, LLC. Staff Contact: Kristine Lowe, (408) 586-3278. (PJ # 3210) *(Recommendation: Approve with Conditions)*

3. **“S” ZONE APPROVAL NO. SZ2005-10 AND USE PERMIT NO. UP2006-22:** A request to demolish two existing industrial buildings and construct a 101 unit apartment complex in three buildings, up to four-stories with an underground garage, at 1666 South Main Street (APN: 086-22-023), zoned R4-S, Multi-Family Very High Density. Applicant: Global Premier Development, Inc. Staff Contact: Cindy Maxwell, (408) 586-3287. (PJ#3199) *(Recommendation: Continue to January 24, 2007)*

X. NEW BUSINESS

- * 4. **ADMINISTRATIVE ITEM NO. AD2006-33:** Approve 2007 Planning Commission meeting schedule provided in the agenda packet. Staff Contact: Tom Williams, (408) 586-3280. *(Recommendation: Approve)*

XI. ADJOURNMENT

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

THE NEXT PLANNING COMMISSION MEETING IS January 10, 2007

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Noella Tabladillo-regular member, Gunawan Ali-Santosa-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. **“S” ZONE APPROVAL AMENDMENT NO. SA2006-61:** A request for modifications to the front entrance area and porte cochere for an existing industrial building at 1545 Barber Lane (APN: 086-03-038), zoned Industrial Park (MP). Applicant: Bud Kobza. Staff Contact: Momo Ishijima, (408) 586-3274. *(Recommendation: Approve with Conditions)*

b. **“S” ZONE APPROVAL AMENDMENT NO. SA2006-60:** A request for the installation of temporary flag signs at the Paragon development sales trailer at 1696 South Main Street (APN: 086-34-017), zoned Multi-Family Very High Density District (R4). Applicant: Bruce Fowler. Staff Contact: Momo Ishijima, (408) 586-3274. *(Recommendation: Approve with Conditions)*

c. **ADMINISTRATIVE PERMIT NO. AD2006-32:** A request to have one outdoor event for Shapell Industries occurring Thursday December 14, 2006. The event will be held in the parking lot located at 100 N. Milpitas Boulevard (APN: 028-12-021) zoned Town Center (TC). Applicant: Susan Thomas of Shapell Homes. Staff Contact: Kristine Lowe (408) 586-3278 *(Recommendation: Approve with Conditions)*

d. ADMINISTRATIVE PERMIT NO. P-SZ2006-11: A request to have a new 10 square foot wall-mounted and one 4-foot high double-sided monument sign. The project site is located at 801 Buckeye Court (APN: 086-03-039) zoned Industrial Park (MP). Applicant: Robin Normann of Baymark Signs. Staff Contact: Kristine Lowe (408) 586-3278 (*Recommendation: Approve with Conditions*)

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review. FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION at the City Attorney's office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.
E-mail: rpioroda@ci.milpitas.ca.gov
Fax: (408) 586-3030
Phone : (408) 586-3000

A free copy of the Open Government Ordinance is available from the City Clerk's Office or by visiting the City's website www.ci.milpitas.ca.gov Select Open Government Ordinance under News Features